

FLATHEAD COUNTY PLANNING AND ZONING OFFICE  
ADDENDUM TO ZONING MAP AMENDMENT REPORT (#FZC-16-15)  
AND TEXT AMENDMENT (#FZTA-16-03  
PUBLICLY INITIATE ZONE CHANGE—HIGHWAY 93 SOUTH WHITEFISH CORRIDOR  
MAY 11, 2017

On January 11, 2017, the Flathead County Planning Board held a public hearing to consider a proposal to change the zoning on parcels immediately south of the southern boundary of the City of Whitefish. The Planning Board also considered a text amendment to add the SWO Highway 93 South Whitefish Overlay to the Flathead County Zoning Regulations.

Seven Planning Board members were in attendance for the meeting: Jeff Larsen, Rita Hall, Sandra Nogal, Ron Schlegel, Jim Heim, Dean Sirucek, and Greg Stevens.

The Planning Board opened both the zone change request and the text amendment and heard the applicant's presentation and took public comments for both requests at the same time.

Staff presented the staff reports to the Planning Board, including the Findings of Fact.

**APPLICANT PRESENTATION:**

- Dave DeGrandpre explained the history of the property in question and how this request eventually work its way to the Planning Board. Briefly, the subject property was a part of the City of Whitefish extraterritorial jurisdiction. A group of property owners requested the City address the zoning along this corridor more than 10 years ago. Subsequently, the City's jurisdiction was challenged and ultimately was removed from the City's land use jurisdiction. For several years, the same group of property owners have requested to the Planning Board that the zoning in this area be examined and ultimately changed. This project has been included in the Planning Department's strategic work plan for several years. In the summer of 2015, Mr. DeGrandpre present a preliminary draft of proposed changes to the zoning in the area to the Department. After review of that preliminary draft, staff determined that more work needed to be done to generate a project that the County would be willing to, essentially, sponsor. Mr. DeGrandpre worked on the project for the better part of a year, meeting with MDT officials, the City of Whitefish, and holding several neighborhood meetings to discuss the zoning. In October, 2016, the proposal was submitted to the Department and the hearing was scheduled.

Mr. DeGrandpre requested that some of the proposed findings be modified to show that the request was compatible to the urban growth in the area and that the request was, as nearly as possible, compatible with the City's zoning regulations.

The Planning Board had several additional questions, including addressing access issues.

**COMMENTS:**

- Dave Taylor—Whitefish Planning Director stated concerns with the lack of a public process and stakeholder involvement, the lack of water a sewer services in the corridor, and the great increase in commercially zoned property. He further stated that any decision on this request should be delayed until a detailed corridor study has been conducted. Mr. Taylor was generally in favor of the requirements outlined in the overlay text amendment.

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- Sarah Nargi—5850 Highway 93 South—stated that many of the property owners in the area have been requesting the zoning to be addressed for the past 10 years. She further spoke in favor of the request.
- Revecca Norton—530 Scott Ave, Whitefish—stated she was not in favor of the request and stated she wanted to see a corridor study conducted.
- Andrew Eckstrom—105 Emerald Ave, Whitefish—stated he was representing the Emerald Heights Subdivision with approximately 26 homes. The homeowners are generally in favor of the request but expressed concerns of the extent of development on the property proposed to be rezoned to B-2A directly adjacent to the subdivision.
- Mike Bode—915 Columbia Ave, Whitefish—stated he owns property at 5930 Highway 93 and was in favor of this request.
- Ole Netteberg-228 Valley Rose Lane-Kalispell stated he owns property at 5491 Highway 93 South. He spoke in favor of this project.
- Steven Gordon-219 Dakota Ave-Whitefish-stated he owned property at 5930 Highway 93 South-the Bridge Medical Center and was in favor of this project.
- Brad Brittson-420 East Texas-Whitefish owns Head Waters Church at 5600 Highway 93 South-spoke in favor of this proposal.
- Mike Casey-195 Blanchard Lake Road-Whitefish stated he had the same concerns as the City of Whitefish. He raised his family on his land and did not want a rodeo going in next door.
- Bill Montgomery stated he owned 2 pieces of property, one at 5725 Highway 93 South and the other 5729 Highway 93 South. He was generally in favor of the proposal. He wanted something done.
- Karen Reeves-230 Missy Lane-Whitefish wanted the County to be visionaries and do this plan right.
- Bill Mulcahy-175 Sapphire Court-Emerald Heights-Whitefish stated he had never seen a copy of the plan and would like to see it.
- Keith Bogart-5674 Highway 93 South, Whitefish-stated he was in favor of this plan. He stated he has had 5 buyers over the years and all have backed out due to the uncertainty of what can or cannot be done. He did not want this drawn out for another 2 years.
- Travis Tipton-5944 Highway 93 South-Whitefish was in favor of the proposal.
- Bud Iverson-222 Iverson Lane-Whitefish-did not want the proposal boundary lines to go so far back. He was also concerned about safety.
- Don Spivey-117 Park Knoll Lane- Whitefish-thought a plan for the highway corridor was needed, but wanted more study done for the plan.
- Larry Lautaret-170 East Blanchard Lake Road-Whitefish-thinks the proposal goes too deep. He stated the current zoning is not working and the people living and working in this area needed relief without waiting another 10 years.
- Mayre Flowers-Citizens for a Better Flathead-35 4th Street West-Kalispell-stated she did not think the plan before the Board was the solution. Flowers handed out comments on both the text amendment and the map amendment (see attached) stating the Citizens for a Better Flathead were against both proposals as written.
- Linda Iverson-222 Iverson Lane-Whitefish-stated her biggest concern was the traffic; she was also concerned with a comment that was made stating that once a property was zoned commercial it was hard to go back to residential. She wanted to know what would happen to her home if her property was rezoned commercial.

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- Michele Mussman-737 1st Ave West-Kalispell-against the plan as presented. She felt a corridor study was needed.

**BOARD ACTION:**

- A motion was made by Schlegel and seconded by Nogal to table the request and schedule a workshop for the March Planning Board meeting.

**PLANNING BOARD WORKSHOP  
MARCH 8, 2017**

On March 8, 2017, the Planning Board held a workshop to discuss FZC-16-15 and FZTA-16-03. Planning Board members in attendance were Kevin Lake, Ron Schlegel, Dean Sirucek, Sandra Nogal, Rita Hall, Jeff Larsen, Jim Heim, and Mike Horn.

**APPLICANT PRESENTATION:**

- Dave DeGrandpre presented a modified plan that included reducing the amount of requested B-2A and BSD zoning. The B-2A zoning was reduced from approximately 60 acres to approximately 20 acres, and the BSD was reduced from over 200 acres to under 100 acres. He further stated that the reduction in commercial zoning was a result of the comments given in the January hearing.

**COMMENTS:**

- Dave Taylor-stated that Whitefish would like to see a more thorough planning process before any commercial goes in this area. The narrowing was more feasible with what was already there. He stated Whitefish has concerns with extending commercial south of Highway 40 because of the lack of the City to provide water and sewer. He talked about the need for a road template so as the properties developed they would connect with the existing road. Mr. Taylor further stated you could not support a plan without a corridor study being complete.
- Bob Graham stated Whitefish had 10 years of opportunity to study this and these issues had been brought up time and time again. He had participated in many public hearing where Whitefish said no we are not going to study this. This has been a struggle and the landowners have hired people to study this corridor. He stated he had a conditional use permit on his property and would like to be able to rent it out or sell it.
- Ole Netteberg had been dealing with this for years. He stated Graham had a good point, he had a hardware business and a screen door business, if he wanted to sell it tomorrow; he could only sell it to a like business. That makes it hard to sell. Netteberg told a story about one of the meetings he attended regarding the corridor. He stated this was a great plan; it would bring all the nonconforming properties into conformance. This is what needs to be done.
- Mike Bode wanted the B-2A to extend to the back of his property.
- Rebecca Norton stated she thought it was an improvement over the last plan. She was still hoping for a corridor study as she was still concerned about traffic and she didn't think the Department

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of Transportation (DOT) would be involved on individual properties. She was also concerned about water quality with some of the places with high ground water. People might need to connect to municipal water supplies. She talked about having a voluntary architectural design committee from Whitefish review applications.

- Sara Nargi stated that these are not brand new pieces of property that were being broken up and developed; all these places already exist. They already have access roads. She did not feel there would be an influx of traffic.
- Michele Mussman stated that eventually this area would be built out and traffic would be an important issue.
- Keith Bogart stated he had a small mobile home park. He likes what he sees with this application. He had been dealing with this for 10 years. He was willing to give up a portion of his property to have this application go through.
- Steven Gordon had an office that overlooks the highway, in 10 years he had never seen an accident with people entering and exiting his property. He felt totally disrespected by the City of Whitefish who has had 10 years to fix this problem.
- Jacqueline Graham stated she had owned property for 20 years and for the past 10 years did not know what she could do with it.
- Andrew Eckstrom lived in Emerald Heights Subdivision. He was concerned with the development of land in front and beside this subdivision. Would rather have this property zoned BSD. He stated the subdivision is a PUD which had just voted to not seek city sewer from Whitefish. The subdivision did not want a hotel or gas station next to it.

**BOARD ACTION:**

- At the conclusion of the workshop, the Planning Board directed staff to place both requests on the May 10, 2017 Board agenda.

**PLANNING BOARD HEARING  
MAY 10, 2017**

On May 10, 2017, held a public hearing to consider FZC-16-15 and FZTA-16-03. Planning Board members in attendance included Rita Hall, Sandra Nogal, Dean Sirucek, Ron Schlegel, Jim Heim, Jeff Larsen, Kevin Lake, Greg Stevens, and Mike Horn.

Staff presented the staff report, including draft Findings of Fact.

**APPLICANT PRESENTATION:**

- Dave DeGrandpre, the technical representative, reminded the Board of the history of the area and past attempts of the property owners to address the zoning in the area. He further explained the changes in the request from those heard in the January hearing as a result of the comments submitted at the hearing and during the March workshop.

**COMMENTS—FZTA-16-03**

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- Dave Taylor expressed support of the SWO. However, he stated the City of Whitefish still had concerns with the amount of commercial zoning being proposed.
- Mike Bode-915 Columbia Ave, Whitefish-was in favor of the proposal.
- Sarah Nargi-5850 Highway 93 South, Whitefish-wanted the Overlay and the zone change approved as one.
- Sean Dillon-117 East Blanchard Lake Road, Whitefish-He agreed that the two files should be considered together.
- Karen Reeves-230 Missy Lane, Whitefish-concerned with the language regarding the roads. She wanted the language to be stronger.
- Mayre Flowers-35 4th Street West, Kalispell-Citizens for a Better Flathead-provided the Board with written comments-believes in the importance of corridor standards but felt that County wide corridor standards were needed for all corridor entryways. She wanted more intense requirements to address transportation and safety issues. She thought a wider landscape buffer was needed and was concerned with the inadequacy of relying on the bike path provisions in the current Flathead County Trails plan.
- Steven Gordon-5938 Highway 93 South, Whitefish-the property owners have been working on this for 10 years. New development would work on traffic issues as they develop.
- Levi LePrat-256 Crystal Court, Whitefish-spoke against proposal. He was concerned about large scale development next to Emerald Height Subdivision with only a 30 foot buffer. He was also concerned about property values and the safety of the neighborhood.
- Bob Graham-5805 Highway 93 South, Whitefish-agreed with Nargi to approve the overlay without the zoning would be punitive.
- Keith Bogart-5674 Highway 93 South, Whitefish-was in favor of the proposal.

**BOARD ACTION—FZTA-16-03**

- Stevens made a motion which was seconded by Sirucek to change the language in Section 1 Landscaping to read:
  - ❖ **These standards apply to all new development or any change of use or an expansion of an existing commercial use in the B-2A and BSD districts and new commercial development in the SAG-5 district.**
- Schlegel mad a motion seconded by Sirucek to change the analysis on page 28 of the staff report to read:
  - ❖ ~~**The proposed text amendment appears to be deficient on specific transportation and access requirements and other methods to increase traffic safety along the corridor. As presented,**~~ the proposal highlights recommendations that would increase traffic safety as well as require easements through properties to provide access to adjacent properties as well as requires individual approaches to be abandoned as development occurs. During the January Planning Board hearing as well as the March workshop, comments were made regarding an in depth corridor study that could identify areas for backage or frontage roads that would decrease the number of individual approaches currently populating the corridor.

Both of these motions passed by a unanimous vote.

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Lake made a seconded by Schlegel to adopt the Staff Report and Findings of Fact as amended and recommend approval to the Board of County Commissioners. The motion passed by a unanimous vote.

**Comments—FZC-16-15:**

- Dave Taylor-stated he had submitted a more detailed letter as part of the public comments. He still had significant concerns with the 115 acres of new commercial that was being proposed. He would like the B2A zoning to be deleted entirely. Taylor referenced Section 3.49.015 BSD Business Service District in the appendix of the corridor plan stating that applying this zoning to the proposed area did not comply with this section.
- Clyde Bohnsack-Bohnsack Trust-301 Lupfer Ave, Whitefish-stated he had purchased the old potting shed at 5650 Highway 93 South and wanted to be included in the proposed BSD zoning.
- Andrew Eckstrom-105 Emerald Drive, Whitefish-representing the Emerald Height homeowners. The homeowners were very concerned with the adjacent property being zoned B2A. He stated the subdivision would not be opposed if this property could be changed to BSD zoning.
- Kevin and Callen Kaltschmidt-150 West Emerald Dr., Whitefish-stated their property borders the parcel that is between Highway 40 and the subdivision. They were concerned about personal safety and their property value.
- Karen Reeves-230 Missy Lane, Whitefish-was concerned about the potential build out of the area. She did not want any B2A zoning.
- Allan Wolfe-115 Emerald Drive, Whitefish-stated he was opposed to this proposal. He stated this proposal just extended the City of Whitefish to the South.
- Travis Tipton-5944 Highway 93 South, Whitefish-stated this area is piecemealed together now and will continue to do so unless new zoning is put on the ground requiring different standards.
- Sean Dillon-117 East Blanchard Lake Road, Whitefish-echo's many of the comments from the property owners of Emerald Heights. He did not want to have commercial development next to his residential neighborhood. He was also concerned about his property values and the safety of East Blanchard Lake Road.
- Mayre Flowers-Citizens for a Better Flathead-35 4th Street West, Kalispell-was frustrated that the staff reports were not available early enough to have comments prepared and sent out with the packets. She stated her written comments lay out procedural issues in that she does not believe that the County has the legal right to be the applicant in this proposal. The map amendment is not in compliance with the zoning regulations. She felt the build out analysis was flawed. She stated 'the legislative history of 76-2-203 demonstrates that the intent of this legislation was not to simply ask counties to adopt similar types of zoning districts with similar zoning uses next to city limit, but the intent is to encourage patterns of growth that allow future cost effective growth of urban centers and cities from their center out and to avoid an oversupply of areas zoned for uses-in this case commercial uses-that are likely to undermine the economic vitality and planning efforts of the nearby municipality.' She talked about the conditional uses in the area and provided a disk with 136 pages of information on those uses. She wanted a corridor plan done for this area.
- Bill Mulcahy-185 Sapphire Court, Whitefish-wanted to stay rural and did not want to be annexed into Whitefish.
- Sara Nargi-5850 Highway 93 South, Whitefish-was for the proposal. Growth is occurring and it could be managed or done piecemeal. She felt this was a good plan.

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**BOARD ACTION—FZC-16-15**

Heim made a motion seconded by Sirucek to amend Finding #7 to read as follows:

- ❖ **Finding #7:** The proposed B-2A and BSD zones ~~may not adequately promote public health, safety, and general welfare because the proposed zones would~~ might introduce more commercial development opportunities into the area which would further diminish traffic safety along Highway 93. However, the proposed overlay would require development to implement alternative access strategies that would increase safety and appear to alleviate traffic safety effectively and would be compatible with the City of Whitefish zoning **and would be compatible with the City of Whitefish.**

The motion passed unanimously.

Stevens made a motion seconded by Larsen to amend Finding #14 to read as follows:

- ❖ **Finding #14:** The proposed B-2A and BSD amendments appear to ~~not be compatible with urban growth in the area. because the City of Whitefish Future Land Use Map designates the area as Rural Residential, water and sewer services are not available in the area, the commercial uses along the corridor will increase traffic congestion, and the added permitted commercial uses could promote strip development.~~

The motion passed unanimously.

Stevens made a motion seconded by Horn to amend Finding #23 to read as follows:

- ❖ **Finding #23:** The B-2A and BSD amendments are ~~questionable as to whether they are, as nearly as possible, compatible with the City of Whitefish regulations. because the City has concerns with the lack of water and sewer services, that the request does not appear to be consistent with the City's Growth Policy and Future Land Use Map, that the requested commercial expansion will result in strip commercial development and that expanded commercial opportunities in the area will decrease traffic safety along the corridor.~~

The motion passed unanimously.

Lake made a motion seconded by Hall to adopt the staff report FZC-16-15 and the Findings of Fact as amended and recommend approval to the board of County Commissioners. The motion passed unanimously.

The Board further discussed the issue with the property adjacent to Emerald Heights Subdivision. The Board would like to see a compromise from the owner of the property and the residents of the subdivision regarding the uses on the property if it were to be zoned B-2A prior to the Commissioners' hearing.

**SUMMARY OF FINDINGS:**

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**Finding #1:** The proposed SWO overlay map amendments appears to be supported by numerous goals and policies of the Flathead County Growth Policy because the amendments preserves the rights of the property owners within the entire area while mitigating development impacts; they provide additional commercial and industrial property that will be visually and functionally desirable; the overlay amendment mitigates development impacts along the Highway 93 corridor that is an important gateway to the City of Whitefish; the proposed overlay and BSD zoning designations discourage strip development in favor of clustering non-residential uses which could share aspects of the development such as access and parking; by consolidating and eliminating individual approaches onto Highway 93, requiring road easements to adjacent properties, and encouraging backage and frontage roads, the map amendments should mitigate traffic concerns and improve safety along the corridor; the overlay require the dedication of bicycle/pedestrian easements; and it will respect the cultural, geographic and historic heritage of the City of Whitefish.

**Finding #2:** While the definition of the BSD district appears to promote properties to be “developed as an island rather than as a strip,” the size, scope, and configuration of the proposed map amendments requesting B-2A and BSD appear to promote strip commercial development. This promotion of strip commercial development appears to contradict the comments from many members of the community on “the need to prevent strip development.”

**Finding #3:** While the B-2A and BSD proposal does appear to promote additional commercial growth along the Highway 93 corridor south of Whitefish which is contrary to the City’s plans for the area, the proposed map amendment, especially with the proposed overlay, appears to be supported by many other goals and policies of the Whitefish City-County Growth Policy (2007) because it requires that the modest scale of development be maintained; it requires additional architectural standards very similar to the City of Whitefish; it requires additional landscaping and screening; it encourages the elimination of highway approaches and requires the dedication of road easements for future development; and it requires the dedication of bicycle/pedestrian easements.

**Finding #4:** The proposed amendment from AG-20 to SAG-5 appears to be support by many of the goals and policies of the Growth Policy because the area remains predominantly rural residential, the permitted and conditional uses in each zone are similar, and the requested SAG-5 zone would provide a buffer between the more commercial uses to the north and the unlimited agricultural uses in close proximity.

**Finding #5:** The proposed map amendments are designed to help secure safety from fire and other dangers because the area is served by the Rural Whitefish Fire District; new development will be required to meet bulk and dimensional requirements, landscaping and buffering requirements which will require irrigation; the non-residential development will require State building permits which will require, in most cases, an interior sprinkler systems; and there are no other dangers in the area.

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**Finding #6:** The proposed text amendment will promote public health, public safety, and general welfare because the SWO is specifically designed to mitigate development impacts; it will increase traffic safety along the corridor as development occurs; and with the landscaping, buffering, parking, lighting, and architectural design standards, make the gateway into the City of Whitefish more visually appealing.

**Finding #7:** The proposed B-2A and BSD zones ~~may not adequately promote public health, safety, and general welfare because the proposed zones would~~ might introduce more commercial development opportunities into the area which would further diminish traffic safety along Highway 93. However, the proposed overlay would require development to implement alternative access strategies that would increase safety and appear to alleviate traffic safety effectively and would be compatible with the City of Whitefish zoning and would be compatible with the City of Whitefish.

**Finding #8:** The proposed SAG-5 amendment appears to not have a negative impact on public health, safety and general welfare because the property is served by the Rural Whitefish Fire District and the Flathead County Sheriff and the SAG-5 zoning would provide a buffer between the more intense land uses to the north.

**Finding #9:** The proposed B-2A and BSD as well as the overlay district amendment will facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements because water and sewer will be adequately reviewed and approved by the applicable agency; the emphasis toward non-residential development of the proposed text amendment will have a minimal impact on schools and parks; the proposed amendment will require transportation improvements and will require the dedication of bicycle/pedestrian easements.

**Finding #10:** The proposed SAG-5 amendment would facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements because the properties are accessed via Highway 93, any new development would require review through the Sanitation in Subdivision Act, it is anticipated that the school districts would have capacity and 5 acre lots would not require parkland during the subdivision review process.

**Finding #11:** The proposed map amendments will reasonably provide for adequate air because the SWO will only overlay on zoned property that will have bulk and dimensional requirements, including building and fence height restrictions, setbacks from property lines, minimum lot size requirements, and lot coverage requirements. These provisions protect access to light and circulation of air.

**Finding #12:** The proposed map amendments are expected to improve the transportation system along the corridor for both motorized and non-motorized users because the proposal will require backage or frontage roads, require connected development, reduce

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the number of approaches onto Highway 93, potentially reduce the maximum speed limit, and will require the dedication of bicycle/pedestrian easements along the corridor.

**Finding #13:** The proposed overlay amendment appears to be compatible with the urban growth in the vicinity and in the vicinity of the City of Whitefish because the City of Whitefish has commented that much of the proposed design standards, including landscaping, buffering, architectural design, signage, lighting, and the proposed transportation improvements mirror the regulations addressing these items of the City of Whitefish.

**Finding #14:** The proposed B-2A and BSD amendments appear to ~~not~~ be compatible with urban growth in the area. ~~because the City of Whitefish Future Land Use Map Designates the area as Rural Residential, water and sewer services are not available in the area, the commercial uses along the corridor will increase traffic congestion, and the added permitted commercial uses could promote strip development.~~

**Finding #15.** The proposed SAG-5 map amendment appears to be compatible with the urban growth in the vicinity because the City of Whitefish Future Land Use Map designates this area as Rural and SAG-5 zoning is considered a rural zone.

**Finding #16:** The character of the area of the proposed B-2A, BSD, and overlay amendment appears to be particularly suitable for the potential uses because the overlay will require additional design standards, including landscaping, buffering, architectural design, signage, lighting, and traffic safety requirements in an important gateway area to the City of Whitefish and the area currently has a number of commercial uses.

**Finding #17:** The proposed SAG-5 amendment appears to adhere to the character of the area and is suitable for the allowed uses because many of the allowed uses in the AG-20 are also allowed in the SAG-5 zone and the bulk and dimensional requirements of the SAG-5 better reflect the sizes of the existing parcels.

**Finding #18:** The proposed map amendments, especially with the SWO included appear suitable for the area and do not appear to be spot zoning because the design standards of the SWO will mitigate the impacts of increased development along the Highway 93 corridor and will maintain and enhance the scenic quality of this important gateway into the City of Whitefish.

**Finding #19:** The proposed SWO appears to conserve the value of existing buildings as well as future buildings and encourages the most appropriate use of the land because the design standards proposed, including landscaping, buffering, architectural design, signage, lighting and transportation improvements will mitigate the impacts of non-residential development in the area, will improve traffic safety along the Highway 93 corridor, will require easements for bicycle/pedestrian facilities. Moreover, the proposed amendment, with the required design standards should maintain and enhance the aesthetic value of this important gateway into the City of Whitefish.

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**Finding #20:** Alone, the B-2A and BSD request does not necessarily conserve the value of the buildings in the area and encourage the most appropriate use of the land because the proposed map amendments have the potential to encourage strip commercial development, have limited access to important public service, may negatively impact planned commercial development within the City of Whitefish, and may exacerbate the current traffic issues along the corridor.

**Finding #21:** The SAG-5 amendment appears to conserve the value of buildings and encourage the most appropriate use of the land because of the similarities of the SAG-5 and the AG-20 should result in no noticeable changes in the area.

**Finding #22:** The proposed SWO amendment is, as nearly as possible, compatible with the zoning ordinance of the City of Whitefish because the addition of landscaping, buffering, architectural, signage, lighting standards “mirror” those of the City of Whitefish in many instances, and transportation improvements outlined in the proposed text amendment are supported by the City of Whitefish.

**Finding #23:** The B-2A and BSD amendments are ~~questionable as to whether they are, as nearly as possible, compatible with the City of Whitefish regulations. because the City has concerns with the lack of water and sewer services, that the request does not appear to be consistent with the City’s Growth Policy and Future Land Use Map, that the requested commercial expansion will result in strip commercial development and that expanded commercial opportunities in the area will decrease traffic safety along the corridor.~~

**Finding#24:** The SAG-5 request appears to be compatible with the City of Whitefish regulations because the allowed permitted and conditional uses are similar to those in the City’s rural zoning designation.